

RELEASE DEEDNO TRANSFER
TAX PAID

STEVE R. WITKIN, of Waterville, County of Kennebec, State of
Maine (being unmarried), for consideration paid, releases to
SYLVIE CHARRON, of said Waterville, County of Kennebec, State of
Maine, the following described real estate, viz:

FIRST PARCEL:

005843

A certain lot or parcel of land situated in WATERVILLE,
County of Kennebec and State of Maine, more particularly
described as follows, to wit:

Being Lot #4 on Ashley Terrace (the metes and bounds as
shown on said plan which relate to the above described lot
are incorporated herein by reference, all as shown on a
Final Subdivision Plan of Property of Reginald E. & Dollie
H. Bizier, Upper Main Street, Waterville, Maine as surveyed
by K & K Land Surveyors, Inc. Oakland, Maine, which plan is
recorded in Kennebec Registry of Deeds File E87032 and is
approved by the City of Waterville Planning Board on
February 23, 1987.

THIS CONVEYANCE IS MADE SUBJECT to the following
restrictions which shall be binding upon the said Grantee
and all persons and others claiming or holding under or
through said Grantee and said restrictions shall be deemed
as covenants running with the title of said land, viz:

1. That no house for more than one family shall be built
upon said lot and that no dwelling house costing less than
\$75,000.00, exclusive of landscaping and other improvements,
shall be built upon said Lots.
2. Any wall of any residence or other outbuildings,
including garages, but excluding bay windows and steps,
erected on said lot shall not be erected nearer than 65 feet
from the street line on which said residence faces, nor
nearer than 45 feet from the said lines of said lot.
3. Said lot shall be used for residential purposes only,
excepting home professions such as Doctor, Lawyer, Engineer,
Contractor, Architect, Teacher, Artist, Realtor, Insurance
Agent, or other similar professional persons, providing a
service, shall be allowed. The sale of goods is permitted
only when incidental to the providing of a service.
4. Signs will be permitted only at homes where a home
profession exists. No sign will be larger than 16" x 24"
for identification of home professionals.

5. No more than one residence and the outbuildings thereof, such as a garage, shall occupy said lot or any part thereof.

6. Said lot shall not be subdivided or sold or leased in parcels.

7. Said lot or any buildings at anytime situated on said lot shall not be used for business or manufacturing purposes, except as noted in Section 3.

8. No placards or advertising signs, other than as noted or relative to the sale or leasing of said lot shall be erected or maintained on said lot or in any building thereon.

9. No fences or construction of any kind, other than a dwelling, garage or appurtenances shall at any time be erected in any position to interfere with the view from residents on adjoining lots.

10. No cows, horses, goats, swine, hens or any other animals other than domestic pets shall be kept or maintained on said lot or any buildings thereon.

11. If any owners of two or more contiguous lots desire to improve said lots as one lot, that insofar as such contiguous lots are concerned, the foregoing restrictions shall be construed as applying to a single lot.

12. Motor homes, boat trailers, or any other trailer or cars under repair or restoration shall not be parked anywhere within 125' from the street line of the lot.

13. No commercial kennels may be placed on the premises. Kennels for the grantees dogs must be located to the rear of the house or outbuildings.

14. Firewood or logs may not be piled to the front of a line from the face of the principal building on said lot.

15. The Grantor, his heirs or assigns, shall not be bound to enforce the above covenants.

This conveyance is also subject, however, to easements to Central Maine Power Company and the Kennebec Water District as recorded in Book 566, Page 587 and Book 606, Page 137.

Being the same premises as conveyed in deed of Bizier Construction, Inc. to Sylvie C. Witkin dated June 6, 1988 and recorded in the Kennebec County Registry of Deeds in Book 3360, Page 324.

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SECOND PARCEL:

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A unit known and designated as Unit No. 9 in EastShore Cottages Condominium, located in the Town of Rome, County of Kennebec and State of Maine, as shown on the survey and accompanying floor plans prepared for EastShore Cottages, Inc. by Coffin Engineering and Surveying dated June 16, 1987, and recorded in the Kennebec County Registry of Deeds in Files D87173 and D87174, and specific reference is made to the Declaration of Condominium of EastShore Cottages Condominium under the Unit Ownership Act of the Revised Statutes of the State of Maine, as amended, Title 33, Section 1601-101, et seq., which Declaration is dated September 9, 1987 and recorded in said Registry of Deeds in Book 3228, Page 173, to which reference is hereby made and the same is incorporated by reference herein (hereinafter called the "Declaration").

Said unit is conveyed together with:

- 1) an undivided 10.0 percent interest in the common areas and facilities of the condominium described in the Declaration attributable to the unit as stated in Appendix II of the Declaration;
- 2) an exclusive right to use the limited common areas appurtenant to the unit as specified in the Declaration, and shown on said survey and floor plans;
- 3) an easement in common with the owners of other units to use any pipes, wires, ducts, flues, cables, conduits, septic systems, wells, public utility lines, driveway and recreation areas, and other common areas and open space, and facilities located in any of the other units or elsewhere on the property and serving the unit;
- 4) all rights and easements in common with other unit owners as described in the Declaration, including the description of property attached as Appendix I to the Declaration;
- 5) all appliances, storm windows and fixtures of any kind now placed in or on said unit.

Said unit is conveyed SUBJECT TO:

- a) all easements, covenants, obligations, conditions, restrictions, reservations and encumbrances contained in or referred to in the Declaration, including, but not limited to, those contained in the description of property attached;
- b) an easement in favor of the other units to use the pipes, wires, ducts, flues, conduits, septic systems, wells, cables, public utility lines, driveway and recreation areas, and other common areas, open space and facilities located in

the unit or elsewhere on the property and serving such other units;

c) exclusive rights in favor of the owner of any unit to use the limited common areas appurtenant to such unit;

d) the provisions of the Declaration and appendices thereto, by-laws and floor plans of EastShore Cottages Condominium recorded and filed simultaneously with and as part of the Declaration, as the same may be amended or modified from time to time by instrument recorded or filed in the Kennebec County Registry of Deeds, which provisions, together with any amendments or modifications thereto, shall constitute covenants running with the land and shall bind any person having at any time any interest or estate in the unit, his family, servants and visitors, as if those provisions were recited and stipulated at length herein.

Being the same premises as described in Mortgage Deed of St. Frances de Sales Federal Credit Union to Sylvie C. Witkin dated June 15, 1989 and recorded in the Kennebec County Registry of Deeds in Book 3566, Page 36.

Subject to the mortgage indebtedness thereon, which Grantee herein assumes and agrees to pay.

The mailing address of the within Grantee, Sylvie Charron, is Three Ashley Terrace, Waterville, Maine 04901.

This deed is given subsequent and pursuant to a decree of divorce awarded to the within Grantee and the within Grantor in the Kennebec County Superior Court, located in Augusta, Maine.

Witness my hand and seal this 14th day of March, 1996.

Witness:

Maxine E. Klerma

Steve R. Witkin 3/1/96
Steve R. Witkin

STATE OF MAINE
KENNEBEC, ss.

, 1996.

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Then personally appeared the above-named Steve R. Witkin and
acknowledged the foregoing instrument to be his free act and
deed.

Before me,

Maxine E. Dennis
Notary Public/Attorney at Law

Commission expires Feb. 17, 1998
Maxine E. Dennis



RECEIVED KENNEBEC SS.

96 MAR 18 AM 9:00

ATTEST: Harold Carl Munn
REGISTER OF DEEDS